WARRANTY DEED

R-VRES-11-1408

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00.

Affiant

Subscribed and sworn to before me, this 18th DAY OF November, 2011.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aaron A. Friend	SWBC Mortgage	
1408 Oakhurst Drive (ADDRESS)	213 Overlook Circle, Suite A-4 (ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Brentwood, TN 37037 (CITY) (STATE) (ZIP)	72-7-305.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DEBRA A. JOHNSON, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto AARON A. FRIEND, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND SITUATED IN DAVIDSON COUNTY, TN:

LOT 38, THE WATERS PLACE, AS SHOWN ON PLAN OF RECORD IN PLAT BOOK 332, PAGE 136 AND 137, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TN, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING PART OF THE SAME PROPERTY CONVEYED TO DEBRA A. JOHNSON BY DEED FROM CHRISTINA M. MURRAY, UNMARRIED OF RECORD IN INSTRUMENT NUMBER 20090729-0071059, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JULY 15, 2009.

THIS CONVEYANCE IS SUBJECT TO A) 2011 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN BOOK 332, PAGES 136-137; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 1408 Oakhurst Drive, Nashville, Tennessee 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20110073727 DEEDWARR
Recvd: 11/21/11 14:25 2 pgs
Fees:13.00 Taxes:536.50
20111121-0091173

Witness my/our hand(s) this 18th day of November, 2011.

Debra A. Johnson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Debra A. Johnson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th day of November, 2011.

Notary Public

My Commission Expires: 01/07/2013

(SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903